



Northern Area Planning Committee

Date: Tuesday, 29 June 2021

Time: 10.00 am

Venue: Microsoft Teams Live Event This meeting will be held remotely as a Microsoft Teams Live Event [please see link below].

Membership: (Quorum 6)

Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Stella Jones, Emma Parker, Val Potheary and Belinda Ridout

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact George Dare - 01305 224185 - george.dare@dorsetcouncil.gov.uk



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Members of the public are invited to access this meeting with the exception of any items listed in the exempt part of this agenda.

In accordance with the decision taken by Full Council on 4 May 2021, this informal meeting will take place virtually. Decisions will be made by the appropriate officer following a 'minded to' decision by members of the Committee.

This meeting will be held remotely as a Microsoft Teams Live Event. Please use this link to watch the meeting: [Northern Area Planning Committee Link](#)

Members of the public are invited to make written representations provided that they are submitted to the Democratic Services Officer no later than **8.30am on Friday, 25 June**. This must include your name, together with a summary of your comments and contain no more than 450 words.

If a Councillor who is not on the Planning Committee wishes to address the committee, they will be allowed 3 minutes to do so and will be invited to speak before the applicant or their representative provided that they have notified the Democratic Services Officer by **8.30am on Friday, 25 June**.

Please note that if you submit a representation to be read out on your behalf at the committee meeting, your name, together with a summary of your comments will be recorded in the minutes of the meeting.

Please refer to the guide to public participation at committee meetings for general information about speaking at meetings [Guidance to Public Speaking at a Planning Committee](#) and specifically the "***Covid-19 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings***" included as part of this agenda (see agenda item 4 - Public Participation).

Using social media at virtual meetings

Anyone can use social media such as tweeting and blogging to report the meeting when it is open to the public.

A G E N D A

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1 APOLOGIES

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

To disclose any pecuniary, other registerable or personal interest as set out in the adopted Code of Conduct. In making their disclosure councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.

If required, further advice should be sought from the Monitoring Officer in advance of the meeting.

3 PUBLIC PARTICIPATION

5 - 6

To receive questions or statements on the business of the committee from town and parish councils and members of the public.

Public speaking has been suspended for virtual committee meetings during the Covid-19 crisis and public participation will be dealt with through written submissions only.

Members of the public who live, work or represent an organisation within the Dorset Council area, may submit up to two questions or a statement of up to a maximum of 450 words. All submissions must be sent electronically to george.dare@dorsetcouncil.gov.uk by the deadline set out below.

When submitting a question please indicate who the question is for and include your name, address and contact details. Questions and statements received in line with the council's rules for public participation will be published as a supplement to the agenda.

Questions will be read out by an officer of the council and a response given by the appropriate Portfolio Holder or officer at the meeting. All questions, statements and responses will be published in full within the minutes of the meeting.

The deadline for speaking at this meeting is 8.30am on Friday, 25 June 2021.

Please refer to the Guide to Public Speaking at Planning Committee

and specifically the "Covid-19 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings" included with this agenda.

4 PLANNING APPLICATIONS

To consider the applications listed below for planning permission.

- | | | |
|----------|--|--------|
| a | P/VOC/2021/01567 - West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham | 7 - 20 |
|----------|--|--------|

Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. (Variation of Condition No. 3 of Planning Permission No. 2/2020/0379/FUL to allow an alternative location for the site compound).

5 URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972.

The reason for the urgency shall be recorded in the minutes.

6 EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended).

The public and the press will be asked to leave the meeting whilst the item of business is considered.

There is no exempt business.

Dorset Council

Covid-10 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings – effective from 20 July 2020

Due to the Covid-19 pandemic the council has had to put in place measures to enable the council's decision making processes to continue whilst keeping safe members of the public, councillors and council staff in accordance with the Government's guidance on social distancing by applying new regulations for holding committee meetings from remote locations.

The following procedures will apply to planning committee meetings until further notice, replacing where appropriate the relevant sections of the Guide to Public Speaking at Planning Committees:

1. While planning committee meetings are held remotely during the Coronavirus outbreak public participation will take the form of written statements (and not public speaking) to the committee.
2. If you wish to make a written statement it must be no more than 450 words with no attached documents and be sent to the Democratic Services Team by 8.30am two working days prior to the date of the committee – i.e. for a committee meeting on a Wednesday written statements must be received by 8.30am on the Monday. The deadline date and the email contact details of the relevant democratic services officer can be found on the front page of the committee agenda. The agendas for each meeting can be found on the Dorset Council website
<https://modern.gov.dorsetcouncil.gov.uk/mgListCommittees.aspx?bcr=1>
3. During this period the council can only accept written statements via email and you should continue to bear in mind the guidance in the public speaking guide when preparing your representation.
4. The first three statements received from members of the public for and against the application (maximum six in total) will be read out together with any statement from the town and parish council, by an officer (but not the case officer), after the case officer has presented their report and before the application is debated by members of the Committee. It may be that not all of your statement will be read out if the same point has been made by another statement and already read to the Committee. This is to align with the pre-Covid-19 protocol which limited public speaking to 15 minutes per item, although the Chairman of the Committee will retain discretion over this time period as she/he sees fit. All statements received will be circulated to the Committee members before the meeting.
5. This addendum applies to members of public (whether objecting or supporting an application, town and parish councils, planning agents and applicants).
6. Councillors who are not on the Planning Committee may also address the Committee for up to 3 minutes by speaking to the Committee (rather than submitting a written statement). They need to inform Democratic Services of their wish to speak at the meeting two working days before the meeting.

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1.0 Application Number – [P/VOC/2021/01567](#)

Site address - West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset.

Proposal - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. (Variation of Condition No. 3 of Planning Permission No. 2/2020/0379/FUL to allow an alternative location for the site compound).

Applicant name – Dorset Council

Case Officer – Simon McFarlane

Ward Members – Cllr Val Potheary, Cllr Belinda Rideout, Cllr David Walsh

2.0 Summary of Recommendation:

Recommendation: **GRANT**, subject to the amended conditions (and their reasons) listed at the end of the report.

3.0 Reason for the recommendation:

- The site is allocated in the North Dorset Local Plan (Policy 21)
- The Principal Street has planning permission ref - 2/2020/0379/FUL
- There are no material considerations which would warrant refusal of this application to amend the site compound location

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	The principle of development was agreed through the strategic local plan allocation (Policy 21), the outline application ref - 2/2018/0036/OUT which sought permission for the principal street access points off the B3081 & the B3092 and the detailed application for the Principal Street ref - 2/2020/0379/FUL.
Highways	The revised construction access is acceptable.
Impact on Heritage	The extent of archaeological investigations will be reduced as a

	result of the revised compound location.
Ecology and Hedgerows	Impact upon protected species and hedgerows can be mitigated to avoid significant effects.
EIA	An assessment has been undertaken in respect to the scoped areas of potential environmental concern. The opinion provided is that an EIA is not required in this instance.

5.0 Description of Site

The site comprises an area of approximately 30 hectares, which is wholly within the Strategic Site Allocation – Gillingham Southern Extension (Policy 21).

Gillingham is located to the north of the former North Dorset District Boundary, approximately 35km to the west of Salisbury. It is recognised as one of the main towns in North Dorset which serves a wide catchment of surrounding villages and settlements.

The application site is located to the south east of Gillingham town, to the immediate south of Ham. It comprises the land identified as Ham Farm and Newhouse Farm which is currently characterised by open fields, divided by a series of mature trees and hedgerows. The land is identified as 'Land to the South of Ham' in Policy 21 of the Local Plan Part 1 (2016). To the eastern boundary is the B3081 Shaftesbury Road and to the west is the B3092 New Road. To the south is Cole Street Lane, with open fields beyond.

The majority of the site is open land which is used for agricultural purposes. There are no existing buildings within the application site boundary.

6.0 Description of Development

The application is for the variation of condition No. 3 of planning permission ref - 2/2020/0379/FUL to facilitate an alternative location for the site compound. The amended location is considered by the landowner to be less disruptive to his farming operations than the previously proposed location, approved under the application for the Principal Street application ref - 2/2020/0379/FUL.

7.0 Relevant Planning History

Gillingham Strategic Site Allocation

2/2018/0483/REM - Erect 90 No. dwellings with garages, bin / cycle store, building to house electricity sub-station and associated infrastructure, including play areas and public open space. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2014/0968/OUT). Land to the East of Lodden Lakes New Road Gillingham Dorset. Approved February 2019.

2/2018/0036/OUT - Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise up to 961 dwellings. Up to 2,642 sq. m. in a new local centre providing retail, community, health and leisure uses, new and enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure (Outline application to determine access only). West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset.

2/2018/0077/OUT - Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated/infrastructure. (Outline application to determine access only). Land at Park Farm Kingsmead Business Park, Gillingham, Dorset

These outline applications were recommended for approval by officers and was subsequently delegated by members at the February 2019 North Dorset District Council Planning Committee and subsequently at the May 2020 Northern Area Committee, subject to no adverse comments from environmental health, conditions and completion of a Section 106 agreement.

In all applications above there is provision in the s.106 legal agreements to repay the Principle Street infrastructure costs through the provision of a roof tax. This will eventually repay the £6.8 million HIF funding.

P/OUT/2020/00495 - Develop land by the erection of up to 115 No. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access). Pending decision.

2/2020/0379/FUL - Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. Approved November 2020.

P/FUL/2020/00282 - Form a temporary access for the construction of the Gillingham Principal Street. Approved April 2021.

P/FUL/2021/00063 - Form a floodplain compensation area as part of land adjacent to Gillingham Principal Street. Resolution to approve, subject to legal agreement. Pending Decision.

8.0 List of Constraints

Agricultural Land Grade - Grade: GRADE 4
Agricultural Land Grade - Grade: GRADE 3

Flood Zone 2 - Floodzone Type: Flood Zone 2
Flood Zone 3 - Floodzone Type: Flood Zone 3

HSE Hazardous Installations: Brickfields Business Park, New Road, Gillingham, Dorset
HSE Hazardous Installations: Brickfields Business Park, New Road, Gillingham, Dorset

Parish Name - : Gillingham CP
Parish Name - : East Stour CP

Public Rights of Way - Route Code: N64/35
Path Type: Footpath
Public Rights of Way - Route Code: N64/78
Path Type: Footpath
Public Rights of Way - Route Code: N62/1
Path Type: Footpath
Public Rights of Way - Route Code: N64/33
Path Type: Footpath
Public Rights of Way - Route Code: N64/34
Path Type: Footpath

Settlement Boundary - Name: Gillingham

TPO's - 12 individual trees including 9 Ash, 2 Oak & 2 Field Maple TPO 20/25/05
Land south and south east of Higher Ham roundabout, Gillingham.

Ward Name - Gillingham Rural Ward
Ward Name - Ward Name: Gillingham Town Ward
Ward Name - Ward Name: Motcombe & Bourton Ward
Ward Name - Ward Name: The Stours & Marnhull Ward

9.0

Consultations

All consultee responses can be viewed in full on the website.

Gillingham Town Council

There was no response at the time of report preparation.

Natural Environment Team

No objection.

Natural England

No objection.

Archaeological Officer

No objection, subject to conditions.

Transport Development Management

No objection, subject to conditions.

Drainage (Flood Risk Management) – Dorset Council

No objection, subject to conditions and informatives

Rights of Way Officer

There was no response from this consultee at the time of report preparation.

Tree Officer

There was no response from this consultee at the time of report preparation.

10.0

Representations

No letters of representation were received prior to the Committee.

11.0

Relevant Policies

Local Plan: The North Dorset Local Plan Part 1 (LPP1) was adopted by North Dorset District Council (NDDC) on 15 January 2016. It, along with policies retained from the 2003 North Dorset District-Wide Local Plan, 1 and the 'made' Gillingham Neighbourhood Plan, form the development plan for the North Dorset Area within Dorset Council. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Relevant applicable policies in the adopted North Dorset Local Plan Part 1, January 2016 are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Core Spatial Strategy

Policy 3: Climate Change

Policy 4: The Natural Environment

Policy 5: The Historic Environment
Policy 6: Housing Distribution
Policy 13: Grey Infrastructure
Policy 17: Gillingham
Policy 21: Gillingham Strategic Site Allocation
Policy 24: Design
Policy 25: Amenity

Relevant saved policies from the **North Dorset District Wide Local Plan (1st Revision)** Adopted 2002, are as follows:

Policy 1.20 - Contaminated Land

Gillingham Neighbourhood Plan

The Gillingham Neighbourhood Plan was 'made' on 27 July, 2018 and forms part of the Development Plan for North Dorset. Relevant policies applicable to this applications are:

Policy 12. Pedestrian and cycle links
Policy 13. Road designs in new development
Policy 25. Hard and soft landscaping

National Planning Policy Framework (NPPF):

The NPPF has been updated with a revised version published February 2019. The following sections and paragraphs are relevant to this outline application:

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

The presumption in favour of sustainable development

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development. ...

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay...

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

14.0 Financial benefits

(same as those considered under application ref - 2/2020/0379/FUL)

Benefit	Quantum
Construction Jobs	Lasting approximately 1 year
Facilitation of the delivery of development across the Gillingham Strategic Site Allocation.	Approximately 1,800 dwellings eventually resulting in the repayment of the HIF funding £6.31 million, a local centre, sports pitches, primary school, off site highway improvements, s.106 contributions, and new homes bonus payments.

15.0 Planning Assessment

The application seeks consent for the variation of condition 03 of planning permission ref - 2/2020/0379/FUL to facilitate an alternative location for the site construction compound. This results in the necessary amendment to the Construction Environmental Management Plan (CEMP) illustrating the change in location of the compound (Appendix E). The compound is the area where the construction hub will be located during the construction of the Principal Street. The access will be taken from Cole Street Lane from an existing farm access. Once construction is finalised, the land will be reinstated to its original state, until eventually forming part of the wider housing development.

The relocated compound will now fall outside of the red line boundary of the site. Therefore, it will be created using permitted development rights under Class A, Part 4 (Temporary buildings and uses) of the General Permitted Development Order 2015. This right allows the provision on land of buildings, works, plant or machinery required temporarily in connection with an approved development. The right requires the land to be reinstated to its condition before the development was carried out.

Highways

The principle of an access onto Cole Street Lane for construction traffic has already been considered in the application for the Principal Street (2/2020/0379/FUL) and the temporary construction access application (ref - P/FUL/2020/00282). The revised access location utilises an existing farm access and adequate visibility splays can be achieved. Therefore, there is no objection from the highway authority.

Archaeology

The omission of the original compound area from the proposed development means that there is no longer a requirement for the LPA to carry out any investigative works in that location. Therefore, the Written Scheme of Investigation for an archaeological excavation has also been amended and Condition 10 has been reworded to reflect the reference to an updated report.

Ecology and Hedgerows

The CEMP includes measures to ensure protected species are safeguarded during construction by highlighting other approved documents which the contractors will need to give consideration to at all times which include the Ecological Impact Assessment, the Landscape and Ecological Management plan, and the Arboricultural Impact Assessment. The existing and translocated hedgerows are protected with a 5m buffer zone to the compound area.

Environmental Impact Assessment

Due to the proposed change to the 'project' a further screening opinion was issued and concluded that an EIA is not required in this case as the development is not likely to have significant effects on the environment.

16.0 Conclusion

The proposed change to the site compound location is considered to be acceptable in all regards. Officer's recommend that the variation of conditions should be approved without any further delay.

17.0 RECOMMENDATION

GRANT, SUBJECT TO CONDITIONS (and their reasons).

CONDITIONS

Time Limits

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan/Red Line Plan, Ref – HI1177/50/2/A
Engineering General Layout Plan, Ref - HI1177/54/1/Orig
Road 1 – Cross Sections (Sheet 1 of 4), Ref – HI1177/56/01/Orig
Road 1 – Cross Sections (Sheet 2 of 4), Ref – HI1177/56/02/Orig
Road 1 – Cross Sections (Sheet 3 of 4), Ref – HI1177/56/03/Orig
Road 1 – Cross Sections (Sheet 4 of 4), Ref - HI1177/56/04/Orig
Road 1 – Vertical Alignment Longitudinal Section (Sheet 1 of 2), Ref – HI1177/55/01/Orig
Road 1 – Vertical Alignment Longitudinal Section (Sheet 2 of 2), Ref – HI1177/55/02/Orig
Street Lighting Proposals, Ref - HI1177/53/1/B

Reason: For the avoidance of doubt and in the interests of proper planning

Construction

3. The development hereby permitted shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) dated 28 April 2021.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

Trees/Landscaping

4. The development hereby permitted shall be carried out in accordance with the following approved Street Trees and Planting details;

Street Trees and Planting Plan, Ref – L-001-104 C, dated 13/07/20
Street Trees and Planting Plan, Ref – L-002-104 C, dated 13/07/20
Street Trees and Planting Plan, Ref – L-003-104 C, dated 13/07/20
Street Trees and Planting Plan, Ref – L-004-104 C, dated 13/07/20
Planting Plan, Planting Schedule & Details, Ref – L-001-107 D, dated 14/07/20
Gillingham Principal Street Seed schedule by areas, Rev B.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

5. The proposal shall be carried out in accordance with approved Arboricultural Impact Appraisal, dated 17 April 2020 and the plan entitled 'Protection measures to trees affected by the works' reference no. HI1177/20/2/Orig dated 16th April 2020.

Reason: In the interest of protecting the trees retained on site.

6. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the principal street and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of the amenity and appearance of the location.

Flooding/Drainage

7. Prior to the commencement of any development, a scheme for the provision of compensatory flood storage shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding.

8. Prior to commencement of the development, a detailed surface water management scheme and design for the site must be submitted and approved in writing by the local planning authority. The scheme shall clarify how surface water is to be managed during construction, consider the hydrological and hydrogeological context of the development (including ground water levels during a winter period), topographic & urban design constraints (including Health & Safety) and accord with the following submissions:

- Gillingham Principal Street Drainage Strategy, Rev B, dated 23/06/20.

The surface water scheme shall be fully implemented, in accordance with the submitted details, before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity and to ensure correct functioning of drainage for the development.

9. Prior to the commencement of development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system.

Heritage

10. The development hereby permitted shall be carried out in accordance with the approved 'Access Road, Gillingham SSA, Gillingham, Dorset: Written Scheme of Investigation for an archaeological excavation', Dated May 2021.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Contamination

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised.

Ecology

12. The development hereby permitted shall be carried out in accordance with the approved Landscape and Ecological Management Plan (LEMP), dated 18 June 2020, Version 4.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

13. The development hereby permitted shall be carried out in accordance with the approved Great Crested Newt Information and Mitigation Strategy, dated July 2020.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

14. Prior to the commencement of any development a scheme for Great Crested Newt financial compensation and the creation of offsite compensation ponds shall be submitted to and approved in writing by the Local Planning Authority. The payment and scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

Informatives

INFORMATIVE NOTE: Rights of Way

Temporary ROW closures must be completed and returned at least 13 weeks before the intended closure date. There is a fee applicable.

The self-closing pedestrian gates to be installed are to be to the current British Standard BS5709:2018)

Where N64/33 will pass through an agricultural gateway South of the proposed Road) a self-closing gate is to be added to the side to allow the landowner to lock the field gate for security purposes if required.

INFORMATIVE NOTE: Section 278

The highway works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it may be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.

INFORMATIVES NOTE: Land Drainage Consent (LDC)

We note that a Land Drainage Consent (LDC) application has been submitted in respect of the proposed culverts. It is proposed that the final culvert designs and installation methodology will be finalised through this regulatory process, rather than planning. The proposed culverts will need to comply with the JBA technical report.

INFORMATIVES NOTE: Environmental Permit

An Environmental Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing floodriskpermit@environment-agency.gov.uk

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